

Honorable Marc Barreca
February 17, 2012; 9:30 a.m.

IN THE UNITED STATES BANKRUPTCY COURT FOR THE
WESTERN DISTRICT OF WASHINGTON AT SEATTLE

In re:)	Chapter 7
)	Bankruptcy No. 11-16976
JAY SINGH SEKHON, d/b/a Jay Sekhon Inc.,)	
and HARPREET KAUR SEKHON,)	ORDER OF SALE OF REAL PROPERTY
)	OF THE ESTATE FREE AND CLEAR OF
Debtor(s).)	LIENS AND ENCUMBRANCES

THIS MATTER having come regularly before the above signed judge of the above-entitled court upon the trustee's motion to sell assets of the estate, it appearing that all interested parties have received notice and no objection to the motion having been filed, or said objection having been incorporated into the terms of this order, now, therefore, it is hereby

ORDERED that, subject to the written approval of secured creditor Bank of America, its servicers, affiliates or successors, the trustee, Edmund J. Wood, is authorized to sell real property of the estate according to those terms set forth below:

Street address of	
property to be sold:	11827 - 56 th Avenue S.E.
	Everett, WA 98208

**ORDER OF SALE OF REAL PROPERTY
OF THE ESTATE FREE AND CLEAR OF
LIENS AND ENCUMBRANCES**
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THE RIGBY LAW FIRM
600 Stewart Street, Suite 1908
Seattle, WA 98101
(206) 441-0826

1	Legal description of	
2	property to be sold:	Lot 13, Larimer Highlands, a Planned Residential
3		Development, Rec. 200404145126, Snohomish
4		County
5	Parcel No.:	01008900001300
6	Sale price:	\$160,000.00, or such higher price as the parties agree
7		to in order to close the short sale
8	Terms of sale:	Cash at Closing
9	Purchaser:	James E. and Irene Weiss, and/or assigns
10	Purchaser's address:	13827 - 3 rd Drive S.E.
11		Everett, WA 98208
12	Costs of sale:	The estate will pay the real estate agent a commission
13		of 6% of the gross sales price or such lesser amount
14		as the agents shall agree to; and, the estate will pay
15		those costs of sale customarily paid by the Seller in
16		Western Washington. These costs would include, but
17		are not limited to, title insurance, real estate taxes due
18		through the date of sale and one-half of the escrow
19		costs.
20	Utility Liens	In many cases the existence of a utility lien and/or the
21		amount of the lien is unknown until closing or
22		thereafter. These liens usually, but not always, are
23		equal to the utilities bills incurred over several
24		months. The trustee will pay these liens from the
25		sale proceeds.
26	Encumbrances & approximate	
27	claim amounts:	(1) Bank of America, successor to Countrywide
28		Bank N.A., deed of trust - \$358,000;
29		(2) Bank of America, successor to Countrywide
30		Bank N.A., deed of trust - \$46,000; and
31		(3) Silver Lake Water District lien - \$845.

FURTHER, IT IS HEREBY ORDERED that said sale will be free and clear of all liens and interests, except real and personal property taxes, said liens and interests to attach to the proceeds of the sale as though those proceeds were the property, said liens and interests to be satisfied from those proceeds. The trustee specifically reserves the right to contest each encumbrance or alleged encumbrance against the subject property. Notwithstanding the foregoing, the trustee may pay the above named secured creditors, in the order of their liens to the extent funds are available.

**ORDER OF SALE OF REAL PROPERTY
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1 IT IS HEREBY FURTHER ORDERED that the buyer's premium/carve out of \$15,000 is
2 approved.¹

3 IT IS HEREBY FURTHER ORDERED that at least one half of the funds received by the
4 estate from the sale, less court approved attorney's fees related to this sale, shall be distributed to
5 pre-petition creditors.

6 IT IS HEREBY FURTHER ORDERED that the automatic stay under Federal Rule of
7 Bankruptcy Procedure 6004(h) shall not apply to the transaction(s) approved in this order.

8 THE COURT FURTHER FINDS that the purchaser is a good faith purchaser for value.

9 //// END OF ORDER ///

10 Presented By:

11 THE RIGBY LAW FIRM

12
13 /s/ Rory C. Livesey

14 _____
15 Rory C. Livesey, WSBA #17601
16 Of Attorneys for Trustee

17 The Rigby Law Firm
18 600 Stewart Street, Suite 1908
19 Seattle, WA 98101
20 (206) 441-0826
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25 ¹Calculation of the maximum trustee's compensation in this case, pursuant to 11 U.S.C. § 326, may include the applicable percentage amount for monies disbursed as a result of this sale transaction. However, such amount resulting from this transaction shall not exceed one half of the buyer's premium carve out less the amount of any allowed fees incurred by the trustee's attorneys in connection with this sale transaction.